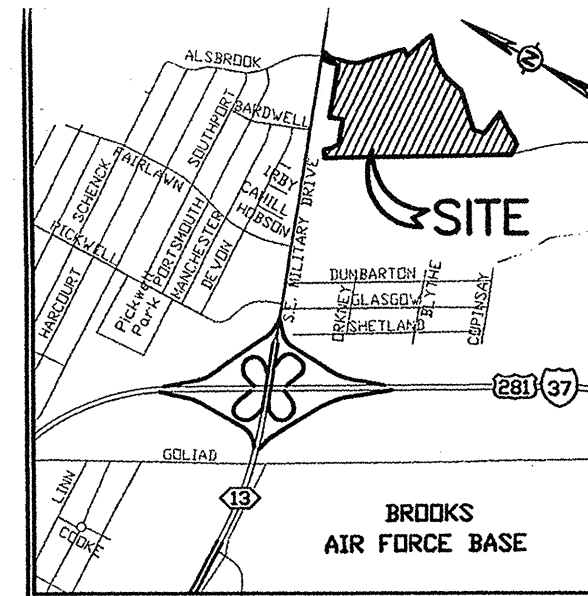


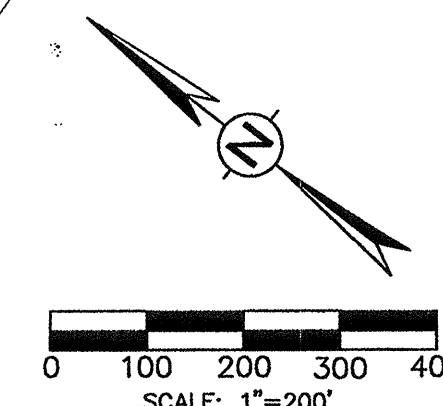
NOTE:
THIS 60' R.O.W. WILL HAVE A 44' PAVEMENT SECTION
UNTIL IT ENTERS OR/AND BEYOND THE LIMITS OF
THE PROPOSED COMMERCIAL AREA. THEREAFTER IT
SHALL BE A 40' PAVEMENT SECTION.

- NOTE:
1. ALL STREETS ARE 50' R.O.W. WITH 28' PAVEMENT (TYPE "A") UNLESS OTHERWISE NOTED.
 2. WATER DISTRIBUTION BY SAN ANTONIO WATER SYSTEM.
 3. SANITARY SEWER SYSTEM BY SAN ANTONIO WATER SYSTEM.
 4. GAS & ELECTRIC BY CITY PUBLIC SERVICE.
 5. CLEAR VISION EASEMENTS, ADDRESSED AND WILL BE SHOWN ON PLATS.
 6. SIDEWALKS TO BE PROVIDED PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.



LOCATION MAP
NOT TO SCALE

P.O.A.D.P. HISTORY	
POADP #	ACCEPTED DATE
723	1-24-2002



PEDESTRIAN CIRCULATION SYSTEM

02 OCT 18 PM 2:54
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

CURRENT ZONING CLASSIFICATION OF
SUBJECT PROPERTY IS "R4" - SINGLE FAMILY

CURRENT R-5 ZONING

PLAN HAS BEEN ACCEPTED BY

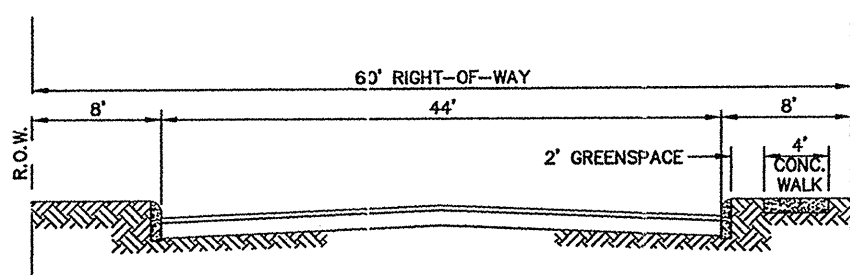
COSA *[Signature]*

10-17-02 723-A
(date) (number)

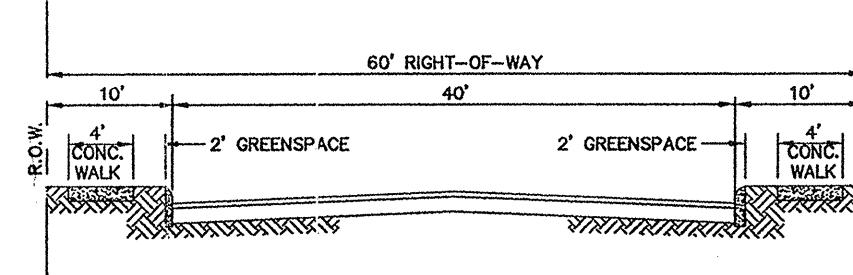
If no plats are filed, plan will expire

On 6-25-04

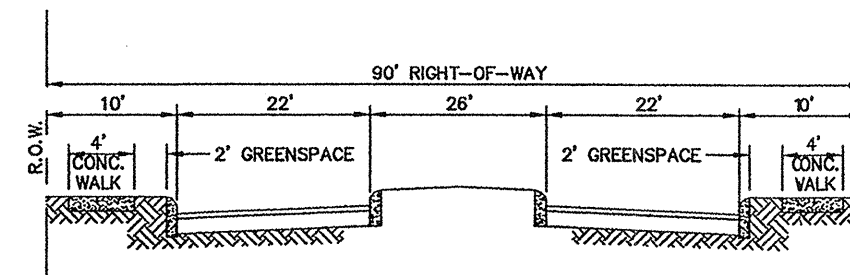
1st plat filed on



STREET SECTION "A-A"
NTS



STREET SECTION "B-B"
NTS



STREET SECTION "C-C"
NTS

Carter :: Burgess

Consultants in Engineering, Architecture,
Construction Management and Related Services
Carter and Burgess, Inc.

911 Central Parkway North, Suite 425
San Antonio, Texas 78222
1201 484-0088 Fax 1210 484-4826
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**PRELIMINARY OVERALL
DEVELOPMENT PLAN**

MONTE VIEJO SUBDIVISION

CONTINENTAL HOMES

14206 NORTHBROOK DRIVE
SAN ANTONIO, TX 78232

DATE: 8-5-02
DRAWN BY: MP
DESIGNED BY: MP
CHECKED BY: CL
REVIEWED BY: CL
PROJECT NUMBER: 310170.014

**SHEET
1
OF 1**

VRP# 04-04-093

2-7953



City of San Antonio
 Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 04-04-093
 Assigned by city staff

Date: _____

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Robert A. Copeland, Jr., P.E.

Phone: (210) 545-1122 Fax: (210) 545-9302

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip code: 78232

Engineer/Surveyor: Macina, Bose, Copeland and Associates, Inc.

Address: 1035 Central Parkway North

City: San Antonio State: Texas Zip code: 78232

Name of Project: MONTE VIEJO, UNIT-4

(b) (k) Site location or address of Project and Legal description:

Off of Fairlawn Drive, South of S.E. Military Drive approximately 0.25 of a mile

Legal Description: BEING A 17.931 ACRE (781,079 SQUARE FEET) TRACT OF LAND
OUT OF A CALLED 226.574 ACRE TRACT AS RECORDED IN VOLUME 9137, PAGE
1205 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY,
TEXAS, SITUATED IN THE JUSTO ESQUEDA SURVEY NO. 100, ABSTRACT NO. 213,
NEW CITY BLOCK 10879, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

3/23/04

P:\1567\27953-Monte Viejo\28596-U04\Letters\Vested Rights Permit 032304.doc

Council District 3 ETJ Y Over Edward's Aquifer Recharge? () yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 781,039(e) Total area of impervious surface, in square feet 283,200(f) Number of residential dwellings units, by type; 87(g) Type and amount of non-residential square footage; All Residential Use(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? 10-17-02

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

Monte Viejo Subdivision, Units 1-3 have been completed

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Monte Viejo Subdivision POADP # 723A

Date accepted: 10-17-02 Expiration Date: - MDP Size: ± 215 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval _____

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

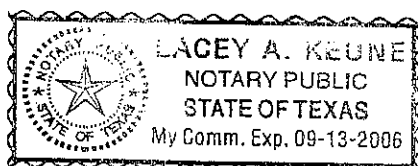
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: ROBERT A. COPELAND, Jr. Signature: [Signature] Date: 3/29/04

Sworn to and subscribed before me by Robert A. Copeland on this 24th day of March in the year 2004, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

3/23/04



City of San Antonio

DEV. SERVICES

Vested Rights Permit
APPLICATION

2004 APR 22 A 7:53

Permit File: #VRP 04-02-093

Received: April 2, 2004

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

***Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law***

The City Attorney's Office recommends the Development Services Department decide this application in the following manner:

X Approval ☐ Disapproval ☐ Return to Applicant

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Director of the Development Services Department.

Reviewed By:


Norbert J. Hart
Assistant City Attorney

Date: April 21, 2004

Comments: Recommend that vested rights be approved effective October 17, 2002 based upon the Monte Viejo Subdivision POADP provided that a plat for a subdivision within the limits of the POADP has been filed in accordance with the POADP prior to June 25, 2004. (The VRP Application does not contain any evidence that a plat has been filed for this POADP)

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: WHL
Development Services Department

Date: _____

Comments: Az. OF Oct. 17, 2002
BASED ON APPROVED
MDIP # 723-A MONTE VIEJO

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 MAR 25 AM 8:25

3/23/04

P:\1567\27953-Monte Viejo\28596-U04\Letters\Vested Rights Permit 032304.doc